

Table #1

A.1 - ~~remove office~~ from Concept 1. - ALL Residential
Access to Raven Ridge an issue (Left turn)

A.2. No retail - Could be all residential
ie. Raven Pointe II
more R2 access should not line up w/ Dapping Dr.

B. - Could be assisted Living to
complement Senior Apartments

C. OK to keep office

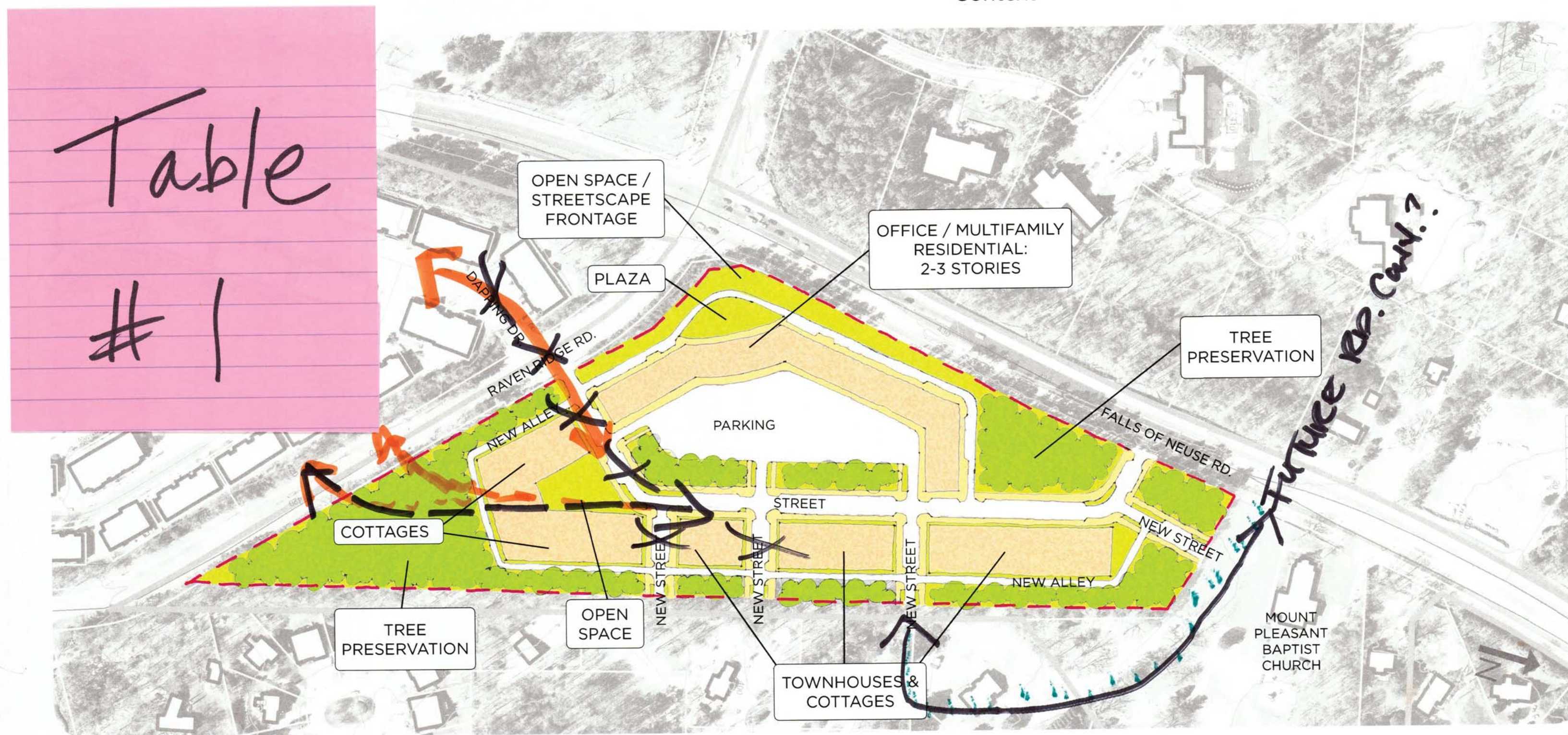
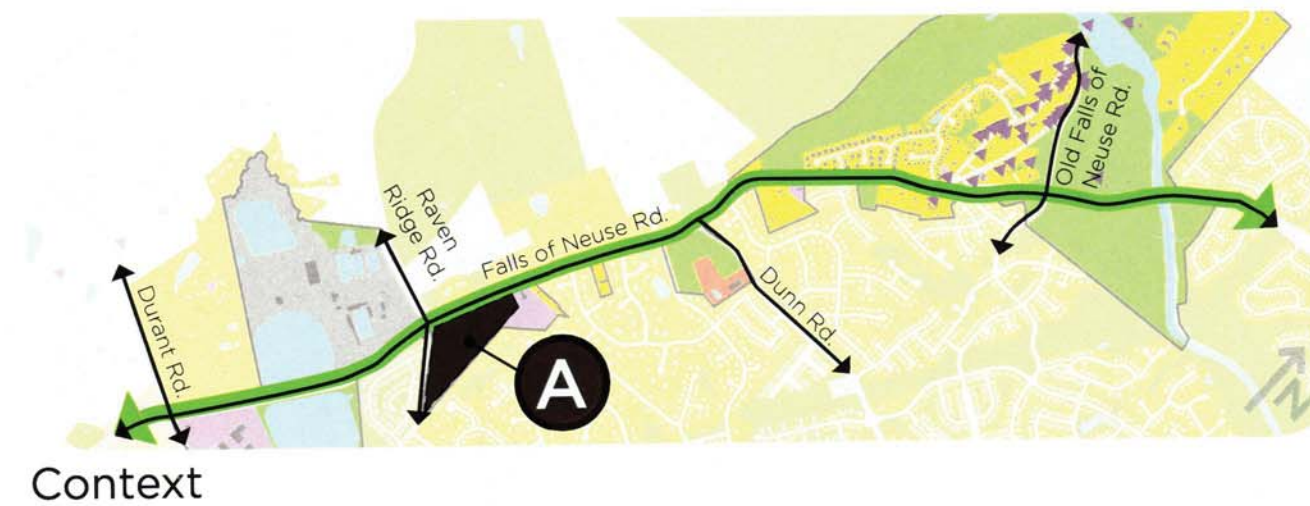
D. Low Density - D1.

E. Bike Shop - keep - maybe small
restaurant

F. Open Space - OK

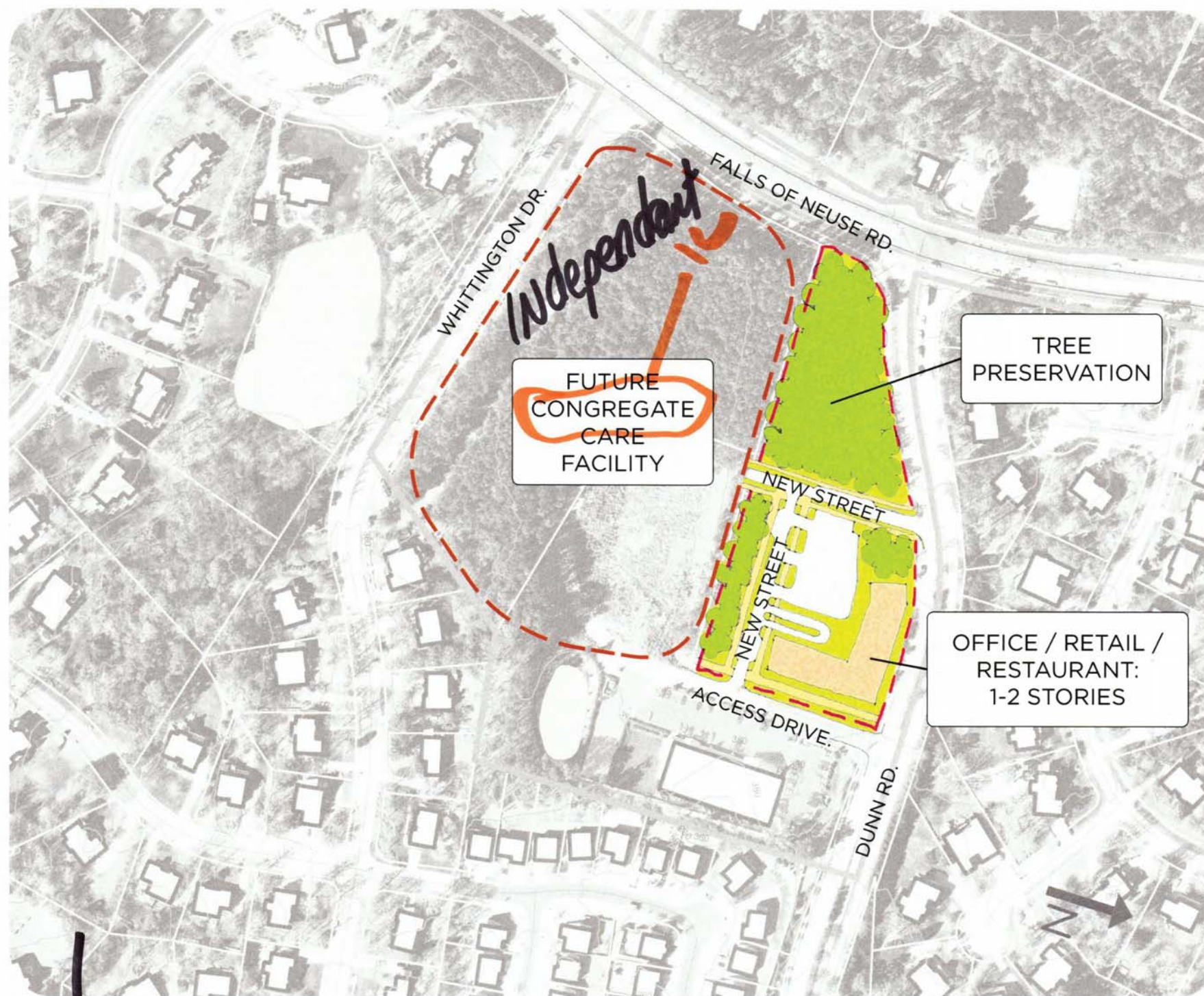
SITE 'A': CONCEPT '1'

Office & Residential Mixed Use



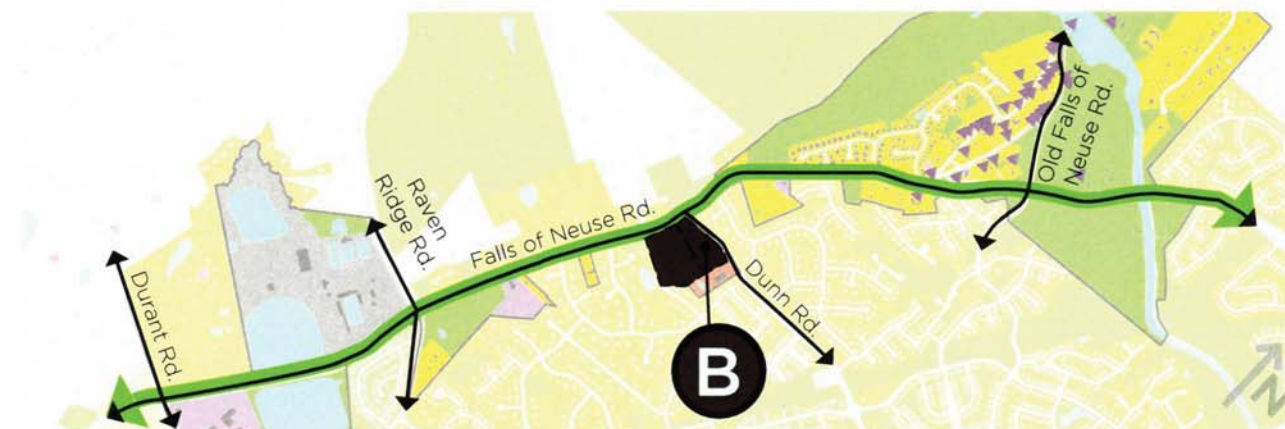
SITE 'B' CONCEPT

Neighborhood Mixed Use



assisted living - Memory Care

Shoppers of Bedford



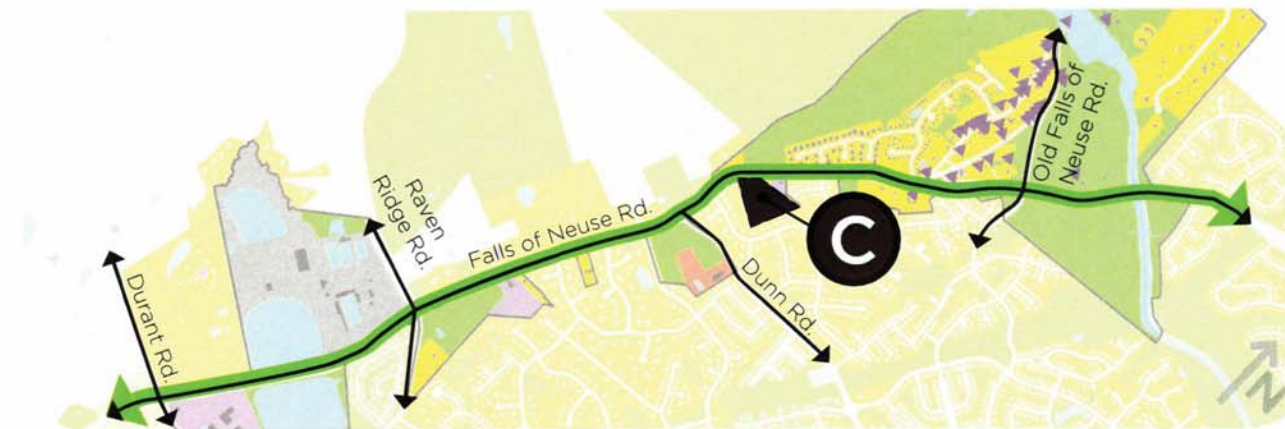
Context



- Retain the current 'Neighborhood Mixed Use' Future Land Use classification
- Recommend neighborhood scale, complementary retail uses on-site such as a drive-through coffee shop or small convenience store. Small office uses can be integrated with retail development.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

SITE 'C' CONCEPT

Office & Residential Mixed Use



Context



- Retain the current 'Office/Residential Mixed Use' Future Land Use classification
- Development site most suitable for small office uses (e.g. medical and neighborhood services)
- Office buildings should be developed at one-two stories and incorporate architectural features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be comprised of materials such as wood, stone, brick and similar facade treatments to harmonize with the natural character of Falls of Neuse Rd.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

SITE 'D': CONCEPT '1'

Low Density Residential



Context



- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

SITE 'E': CONCEPT '1'

Neighborhood Mixed Use



Context



- Retain current 'Neighborhood Mixed Use' Future Land Use classification
- A café or ice cream / sandwich shop could join the existing bike shop to support amenities for visitors to recreational areas in an adjacent existing structure (adaptive reuse)

Table 1

- A - Concept 1

B - Assisted living

C - ✓ D - Concept 1

E - 1 F - ✓

2] A-Concept / like tree buffer

B-✓

E-1

C-✓

F-✓

D-Concept 1

3] A-Preserve trees along FON/RR/E. side

- General recommendations
- Medians w/green space
 - Ped crossings
 - 2 story max
 - 5-10,000 max retail
 - not so much connectivity
 - B-asst. living C-keep res.
 - D-Either concept
 - E-Either concept

4) A-1 B-neighborhood-serving retail,
possibly asst. living

C-signage should fit in context

D-THs preferred E-2 F-✓

5) A-prefer no office, like 1 better
than 2.

-Tree conservation-solid border

B-Asst. living C-✓ D-1

E-OK w/either F-✓

6) A-1

like transition from office
along FON to residential behind

- light pollution

7) A 3 for C1, 2 for C2

D-Concept 2

- no need sidewalk at WTP

10) Continuous tree buffers

A-2 prefer low-density res, 1

NOT OK

w/ ~~office~~ mixed use

"no office mixed use!"